

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

CODE ENFORCEMENT FEES

Fee Description & Unit/Time	Current	New	Amnd
Code Violation Appeal Fee			409
Single Family Residential up to two units	35.00		06/03
Multi-Residential with three or more units	55.00		
Commercial Apartment Complexes and Commercial Business	75.00		
Code Citation Penalties			409
1 st citation for non-compliance of code violations up to or maximum	200.00		06/03
2 nd citation for non-compliance of code violations up to or maximum	500.00		
3 rd citation for non-compliance of code violations up to or maximum	800.00		
Collection Agency Recovery Fee	25%		409
			06/03
Late Payment Charge	1.5%		409
\$1.00 minimum			06/03
Lien Release Fee			409
Per lien release - County Filing Fee	26.00		06/03
Graffiti Abatement / Vacant Boarded Buildings			
Fees based on actual cost	239.00		
<u>Estimated cost to abate average house</u>			
Personnel - \$107			
Equipment - \$12			
Paint - 10 gal. @ \$12 = \$120			
Hotel/Motel Inspection Fee	85.00		409
Hour, 1-hour minimum			06/03
Large family day care annual inspection	72.00		409
Hour, 1 hour minimum			06/03
Housing Code			409
Inspection/lender requested	85.00		06/03
Hour, 1 hour minimum			
Housing code enforcement	85.00		409
Hour, 1 hour minimum			06/03
Large family day care licensing inspection	72.00		409
Hour, 1 hour minimum			06/03
Code compliance inspection	216.00		409
Hourly 1 hour minimum	85.00		06/03

All fees effective 07/01/04 unless otherwise noted

MFS Amendment #415 (June 2004) [04/13/05(10:21am)]

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

CODE ENFORCEMENT FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>New</u>	<u>Amnd</u>
Mobilehome Rent Review			
Rent increase application	50.00		
Plus fee per space	+ 10.00		
Commission Appeal Hearing	200.00		
Plus fee per space	+16.00		
Notice and Order			409
1-2 units, plus 5.00 per each unit over two units	347.00		06/03
Notice of Violation			409
2 units, plus 5.00 per each unit over two units	347.00		06/03
Public Nuisance Enforcement			409
Hour, 1-hour minimum	85.00		06/03
Sign Storage Fee			415
0 to 4 square feet / per sign	5.00		06/04
4 to 16 square feet / per sign	20.00		
Over 16 square feet / per sign	50.00		
Solid Waste Recyclers Certification Process	1,000		
Tire Disposal Service			
(Tires with wheels will be charged triple the amount)	1.00		
Automobile/light pickup truck tires	5.00		
Large truck tires	8.00		
Tractor tires			
Vacant Building Plan - Review Fee	85.00		409
Hour, 1-hour minimum			06/03
Weed Abatement Enforcement Penalty			
Actual cost plus enforcement penalty per abatement (penalty to be determined by department director within specified range)	100% + 500.00 with maximum of 1,500.00		
Zoning Code Enforcement	85.00		409
Hour, 1-hour minimum			06/03

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

GENERAL DEVELOPMENT FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Noticing Subscription Fee (per Council District)		
Per year	36.00	
Planning Commission Material		
Agenda per month	6.15	
Agenda kit per month	14.25	
Minutes per month	6.15	
Re-recording on applicant's machine		
Hour or portion	14.25	
Planning Reports and Publications		
Annual Statistical Abstract	22.50	
General Plan	25.50	
Update of Community Plan	25.50	
Other Community Plan	9.20	
Plan Texts (photocopy) *		
0 to 100 pages	10.00	
101 to 200 pages	20.00	
201 to 300 pages	30.00	
301 to 400 pages	40.00	
401 to 500 pages	50.00	
501 to 600 pages	60.00	
Specific Plan	9.20	
Special and other publications	To be	
	established by	
	Director	

* Fees established by Development Director – 11/2/99

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

GENERAL DEVELOPMENT FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Public Records (excluding subpoenaed records)		
Plan Maps (GIS) *		
55" x 30"/each	30.00	
42" x 36"/each	25.00	
36" x 36"/each	20.00	
21" x 18"/each	10.00	
11" x 17"/each	7.00	
8.5" x 11"/each	5.00	
Large Format Photocopy Prints:		
24" width roll stock/*	.45	
30" width roll stock/*	.50	
36" width roll stock/*	.60	
42" width roll stock/*	.65	
8 ½ x 11 cut stock / per print	3.50	
8 ½ x 14 cut stock / per print	3.50	
11 x 17 cut stock / per print	4.50	
17 x 22 cut stock / per print	6.00	
18 x 26 cut stock / per print	6.00	
* Per ft/print plus \$6.00 set-up charge for each roll width; unit length shall be rounded up to the next whole ft. (Cost for print patches shall be based on the size of the tracing; cost for print sizes not listed above shall be determined by the Director.)		
Prints sent out to private vendors		
Cost + handling charge	100% + 19.50	

* Fees established by Development Director – 11/2/99

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

BUILDING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amn d</u>
<ul style="list-style-type: none"> Fee reductions are available for encouragement of "Inner City", "Inner City-Highway City", "Inner City-Pinedale" and "Inner City-Herndon Townsite" (indicated by "IC", "IC-H", "IC-P" and "IC-HT" in the "Acct." column). Please refer to page 8-1 for definition of "IC", "IC-H", "IC-P" and "IC-HT" designations (330th, 11/29/96). At the discretion of the Development Director, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing. 		
Appeals		
Applications for:		
Building Commission	108.00	
Joint Advisory and Appeals Board	108.00	
Bluff Preservation Soils Report Review		
Initial tract review / per report	135.00	
Individual lot review at time of building permit / per lot	37.00	
Building Permit		
(Based on total valuation of improvements)		
\$1 to \$1,500 / per permit	56.73	
\$1,501 to \$2,000		
Each \$100 or fraction over \$1,500	56.73 + 3.46	
\$2,001 to \$25,000		
Each \$1,000 or fraction over \$2,000	74.00 + 14.70	
\$25,001 to \$50,000		
Each \$1,000 or fraction over \$25,000	412.10 + 11.00	
\$50,001 to \$100,000		
Each \$1,000 or fraction over \$50,000	688.00 + 7.50	
\$100,001 to \$500,000		
Each \$1,000 or fraction over \$100,000	1,063.00+ 4.20	
\$500,001 and over		
Each \$1,000 or fraction over \$500,000	2,744.00+ 2.63	
Building Permit Plan Check*		
Building Permit fee	85%	
Minimum	43.00	

* Alterations and additions to single-family residences of \$1,000 or less are exempt.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

BUILDING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amn d</u>
Building Permit Renewal of Expired Permit		
Standard	25%	
Minimum	24.00	
Plan Check Renewal		
Standard	25%	
Minimum	24.00	
Express Plan Check / each check	145.00	
Building Permit Seismic Instrumentation Fee	As set by State law	
Building Permit Surcharge		
Energy Plan Check		
Residential, single-family/duplex (per unit)	45.00	
Commercial, industrial, multifamily residential / each	225.00	
Demolition		
Carport	26.50	
Dwelling, single-family or duplex	26.50	
Garage	26.50	
Patio	26.50	
Other occupancies	73.00	
Fire Sprinkler, Other Fire Protection Systems, Plan Checks, and Permit Fees	See Fire Dept Fees	
Grading Permit*		
Fees are charged on a per permit basis.		
Bond Requirement:		
50 cubic yards or less	As determined by Building Official	
51 to 100 cubic yards		
101 to 1,000 cubic yards		
1,001 to 10,000 cubic yards		32.57
10,001 to 100,000 cubic yards		131.32
Over 100,000		
Each 100 or fraction over 100	131.32 + 59.886	
Each 1,000 or fraction over 1,000	670.29 + 53.582	
Each 10,000 or fraction over 10,000	1,152.53 + 210.125	
Each 10,000 or fraction over 100,000	3,043.66 + 105.063	

* Grading permit fees will be reduced by 50 percent for the inner-city areas.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

BUILDING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amn d</u>
Grading Plan Check Review		
Fees are charged on a per plan basis, unless otherwise noted.		
50 cubic yards or less		
51 to 100 cubic yards		
101 to 1,000 cubic yards	55.66	
1,001 to 10,000 cubic yards	88.25	
10,001 to 100,000 cubic yards	131.32	
100,001 to 200,000 cubic yards	174.40	
Over 200,000 cubic yards		
Ea. 10,000 or fraction over 10,001	174.40 + 86.15	
Ea. 10,000 or fraction over 100,001	949.75 + 52.53	
Ea. 10,000 or fraction over 200,000	1,475.05+26.27	
Tract and Parcel Maps		
Map	Fee + 2.75	
Lot		
Handicapped Plan Check	57.00	
(except single-family/duplex)		
Inspections/Consulting Services--Special		
Services requested by applicant shall be over and above regular permit fees.		
During regular business hours.		
Hour, 1-hour minimum	2 x hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 2-hour minimum	2.5 x hrly rate*	
Addendum to approved building construction plans		
Minimum	45.00	
Inspection or consulting service not otherwise listed		
Minimum	45.00	
* Hourly rate of each employee (includes fringe); plus actual extraordinary expenses.		
Noise Plan Check		
Each/min plus hourly--complex project	90.00	
Occupancy*		
Certificate of Occupancy for building and use of structure	25.00	
Change of occupancy / per application	800.00	
Change of occupancy (Fire) / per application	235.00	
* For inner city area bounded by Shields, West, California, and Chestnut Avenues, including both sides of these boundary streets, fee will be reduced by 50 percent.		

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

BUILDING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amn d</u>
Paving Permit		
New Construction / Each	62.00	
Paving Replacement		
0 to 1 acre / per acre	220.00	
More than 1 acre / per acre	220.00 + .94	
Penalty		
Incorrect address/location given by applicant / per trip)	45.00	
Premature inspection all (work not ready) / per trip	45.00	
Reinspection other than entitled calls / per trip	62.00	
Working without required permit / per permit fee	4 times (max.)	
Relocation/Moving of Building		
Application for permit (includes special inspection)		
Mile or fraction outside city limits after first mile	450.00 + 2.90	
Bond handling fee / per bond	90.00	
Bond Requirements		
Performance bond-owner	Determined by Director	
Building permit	See Building Permits	
Notice of Intent to Relocate		
Gas shut-off	Set by P.G.& E.	
Notice of Intent to Relocate		
Water shut-off		
Plumbing permit, sewer cap or septic tank		
Each/minimum	45.00	
Street use/housemoving	54.00	
No-fee written approval any or all		
City General Services Department		
City Fire Department		
City Parks and Recreation		
City Police Department		
City Traffic Engineer		
County Engineering Department		
Pacific Telephone		
Renewal of Expired Permit		
Standard Fee	25%	
Minimum	21.00	

All fees effective 07/01/04 unless otherwise noted

MFS Amendment #415 (June 2004) [04/13/05(10:21am)]

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PLANNING & DEVELOPMENT FEES

BUILDING PERMITS - MINOR ADDITIONS, ALTERATIONS

Fee Description & Unit/Time

Current

Amn d

Reroofing Permit

Based on valuation:

\$1.00 to \$1,500.00

Minimum

34.68

\$1,501.00 to \$2,000.00

Each \$100 or fraction over \$1,500

34.68 + 2.31

\$2,001.00 to \$25,000.00

Each \$1,000 or fraction over \$2,000

46.20 + 11.55

\$25,001.00 to \$50,000.00

Each \$1,000 or fraction over \$25,000

311.85 + 6.95

\$50,001.00 to \$71,000.00

Each \$1,000 or fraction over \$50,000

485.50 + 4.62

\$71,001.00 and over

Maximum

580.00

Plan check

Single family/duplex / per permit

18.00

Other uses / per permit

73.00

Seismic Fee (Strong--Motion Instrumentation and Seismic Hazard Mapping Fee)

Seismic motion fees are established by the Department of Conservation, State of California, and are subject to periodic change

Sewer Cap Plumbing Permit

Minimum

45.00

Signs

Minimum (non-electric)

63.00

Minimum (electric)

105.00

Banner permit / per permit

42.00

Zoning review

See Land
Use,
Zoning
Section

Tent Permit and Inspection

Per application

90.00

Workers' Compensation Insurance Verification

7.40

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

ELECTRICAL PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Addendum to Approved Building Construction Plans		
Minimum	45.00	
Appeals		
Applications for Building Commission, Joint Advisory, and Appeals Board	See Building Permits	
Appliances, Cooking and Home		
Commercial / per appliance	39.00	
Residential / per appliance	13.50	
Branch Circuits*		
1 to 16 / per circuit	24.20	
17 to 42 / per circuit	43.00	
Electrical Permit		
Filing fee plus the inspection fees listed for repair, service, or installation for each fixture, device, or piece of equipment, plus Plan Check Fee, if applicable		
Filing Fee		
Except by telephone / per application	20.00	
Telephone/FAX / per application	30.50	
Electrical Plan Check		
New construction or alteration or additions to buildings whose value exceeds 50% of replacement (single-family and duplex exempt)		
Electrical permit fee	75%	
Minimum	52.00	
Electrode Grounding System	39.00	
Fire Alarm System Plan Check and Permit Fee	See Fire Dept Fees	
Fixtures, Commercial/Existing Residential*		
First 10 or portion	24.20	
Fixture over 10	24.20	
	+ 1.75 ea.	
	outlet over 10	
Fixture on Pole / per fixture	18.00	
Generator		
Not more than 10 kw	70.75	
11 through 50 kw	138.00	
51 and more kw	231.00	

* For residential branch circuits adding no more than 10 outlets and/or fixtures, no outlet or fixture fees will be added.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

ELECTRICAL PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Heaters, Water		
Commercial / each	39.00	
Residential / each	13.50	
Inspection Fee Minimum		
Per permit	21.00	
Inspections/Consulting Services -- Special		
Services requested by applicant shall be over and above regular permit fees.		
During regular business hours		
Hour, 1-hour minimum*	2 x hrly rate*	
Other than regular business hours (except Sundays and holidays)		
Hour, 2-hour minimum*	2.5 x hrly rate*	
Inspection or consulting service not otherwise listed		
Minimum	45.00	
* Hourly rate includes fringe of each employee, plus actual extraordinary expenses.		
Irrigation Time Clock/Valves, Commercial*		
Per system	26.30	
Miscellaneous		
Beverage or ice cream cabinet / each	13.50	
Deep-freeze box / each	13.50	
Dental unit / each	30.50	
Drinking fountain / each	13.50	
Meat case, self-contained / each	24.20	
Showcase with lights / each	13.50	
Sterilizer / each	24.20	
Vegetable case, self-contained / each	24.20	
Welder, transformer type / each	30.50	
X-ray machine / each	30.50	
X-ray outlet / each	18.00	
Power ducts, buss ducts for each 50 amp capacity / each	3.70	
Timeclock / each	18.00	

* For residential systems, see sprinkler system, serving single-family residence, plumbing and electrical combination permit in Section 7d-2, and 9a-2.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

ELECTRICAL PERMITS - MINOR ADDITIONS, ALTERATIONS

Fee Description & Unit/Time	Current	Amnd
Motors		
0 to 1 horsepower (hp) / each	12.50	
1.1 to 5 hp / each	24.20	
5.1 to 30 hp / each	33.00	
30.1 to 50 hp / each	49.00	
Over 50 hp / each	83.00	
Outlets -- Commercial/Existing Residential*		
First 10 or portion	24.20	
Over 10 outlets	24.20 + 1.75 ea. outlet	
Penalty	See Building Permits	
Pole, Temporary Pole Permit		
Construction Services / each	71.00	
Service Installation		
Including one meter, 600 volts or less		
0 to 100 amps / each	18.00	
101 to 200 amps / each	24.20	
201 to 400 amps / each	77.00	
401 to 600 amps / each	123.00	
601 to 1,200 amps / each	159.00	
Over 1,200 amps / each	235.00	
Additional meter / each	13.60	
Over 600 volts / each	280.00	
Signs and High Potential Gas Tube Lighting		
Altering or changing wiring in or on existing sign / each	26.30	
Switchboards (other than service sections)		
600 volts or less / each additional section	118.00 + 71.00	
Over 600 volts / each additional section	235.00 + 90.00	
Transformers		
1 to 15 kilovolt amperes (kva) / each	30.50	
15.1 to 100 kva / each additional section	105.00	
Over 100 kva / each	165.00	
Wire Units, Factory		
Self-contained, not mentioned elsewhere / each	46.00	

* For residential work involving new branch circuits adding no more than 10 outlets and/or fixtures, no outlet or fixture fees will be added.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

MECHANICAL PERMIT - MINOR ADDITIONS, ALTERATIONS

Fee Description & Unit/Time

Current

Amnd

Abatement

Woodburning appliance installed without permit

See Building Permits

Absorption Unit/Chiller

37.00

Addendum to Approved Construction Plans - Minimum

45.00

Appeals

Applications for Building Commission, Joint Advisory, and Appeals Board

See Building Permits

Boiler/Compressor

37.00

Fireplace, Metal

37.00

Heating and/or Cooling

Equipment with ductwork:

Commercial / each

22.00

Single-family Residential / each

18.00

Multiple Residential / each

26.30

Equipment without ductwork

Commercial

1 to 7-1/2 tons or 250,000 BTU / each

12.50

>7-1/2 to 15 tons or 400,000 BTU each

20.00

Over 15 tons or 400,000 BTU / each

33.00

Residential (except suspended or radiant) / each

12.50

Suspended or radiant / each

19.00

Window units / each

7.40

Cooling tower / each

22.00

Ductwork

Less than 7-1/2 tons or 0-3,000 CFM / per unit

12.50

>7-1/2 to 15 tons or 3,001 to 6,000 CFM / per unit

19.00

Over 15 tons or 6,000 CFM / per unit

26.50

Inspections/Consulting Services -- Special

Services requested by applicant shall be over and above regular permit fees.

During regular business hours

Hour, 1-hour minimum*

2 x hrly rate*

Other than regular business hours

Hour, 2-hour minimum*

2.5 x hrly

Inspection or consulting service not otherwise listed

rate*

Minimum

45.00

* Hourly rate includes fringe of each employee; plus actual extraordinary expenses.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

MECHANICAL PERMIT - MINOR ADDITIONS, ALTERATIONS

Fee Description & Unit/Time

Current

Amnd

Mechanical Permit

Filing fee plus the inspection fees listed for repair, service, or installation for each fixture, device, or piece of equipment, plus Plan Check Fee, if applicable

Filing Fee

Except by telephone / per application

20.00

Telephone/FAX / per application

30.50

Mechanical Plan Check (single-family and duplex exempt)

New, alteration, or addition when value exceeds 50% of replacement cost

Mechanical Permit fee

100%

Minimum

52.00

Minimum Permit Fee

Per permit

21.00

Other

Appliance or piece of mechanical equipment not listed elsewhere

7.40

Penalty

See Building Permits

Refrigeration Unit

Cold box fan coil unit / each

12.50

Renewal of Expired Permit

Standard Fee

25%

Minimum

26.50

Vent/Ventilation System (installation, relocation, or replacement)

Appliance vent / each

7.40

Bathroom Exhaust Fan / per system

7.40

Commercial Hood

Grease Type I / per system

78.00

Heat/Moisture Type II / per system

35.00

Dryer vent / per system

7.40

Flue vent / each

12.50

Gravity vent / per system

7.40

Kitchen area vent / per system

7.40

Other exhaust system

With ductwork / per system

12.50

Without ductwork / per system

7.40

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

PLUMBING PERMITS - MINOR ADDITIONS, ALTERATIONS

Fee Description & Unit/Time

Current

Amnd

Addendum to Approved Construction Plans

Minimum

45.00

Appeals

Applications for Building Commission, Joint Advisory, and Appeals Board

See Building Permits

Backflow Device on a Tank, Vat, or Unprotected Plumbing

Fixture (including necessary water piping)

11.50

Fire Protection Appliances

See Fire Dept Fees

Fixture (set of fixtures on one trap, including a water drainage piping and backflow protection thereof)

9.50

Flammable Liquid Storage Tank

Above ground

See Fire Dept Fees

Underground piping system tank / each

93.00

Based on valuation

See Building Permits

Gas Outlets

Each

3.20

Minimum

9.50

Heater, Water

9.50

Inspections/Consulting Services -- Special

Services requested by applicant shall be over and above regular permit fees.

During regular business hours

Hour, 1-hour minimum

2 x hrly rate*

Other than regular business hours (except Sundays and holidays)

Hour, 2-hour minimum

2.5 x hrly rate*

Inspection or consulting service not otherwise listed

Minimum

45.00

* Hourly rate includes fringe of each employee, plus actual extraordinary expenses.

Interceptor

9.50

Industrial waste pretreatment (including trap and vent, excepting kitchen-type grease and interceptors functioning as fixture traps)

Medical Gas System

Doctor's office / each

78.00

Hospital

78.00

Each manifold outlet over 10

+2.10

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

PLUMBING PERMITS - MINOR ADDITIONS, ALTERATIONS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Other , repair or installation of each plumbing fixture device or equipment requiring gas, water, or waste regulation for which no other fee is listed in this schedule	9.50	
Penalty	See Building Permits	
Permit Fee Minimum		
Per permit	21.00	
Piping		
Gas piping system / per outlet	3.20	
Water piping/water treatment equipment installation, alteration, or repair / each	9.50	
Roof drain / each	11.50	
Minimum / per system	15.90	
Plumbing Permit		
Filing fee plus the inspection fees listed for repair, service, or installation for each fixture, device, or piece of equipment, plus Plan Check Fee, if applicable.		
Filing Fee		
Except by telephone / per application	20.00	
Telephone/FAX / per application	30.50	
Plumbing Plan Check		
New buildings, alterations, or additions whose value exceeds 50% of replacement cost (single-family and duplex exempt)		
Permit fee	28%	
Minimum	52.00	
Pre-sewer/Water Inspection		
Per site inspection	120.00	
Renewal of Expired Permit		
Standard fee	25%	
Minimum	26.50	
Sewage Disposal System, Private	44.00	
Sewer Construction, Extension/Repair	30.50	
Sewer Overflow Abatement		
2-hour minimum fee	120.00	
Each hour over 2 hours	58.00 +	Contractor cost

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

PLUMBING PERMITS - MINOR ADDITIONS, ALTERATIONS

Fee Description & Unit/Time

Current

Amnd

Sewer, Private

On-site private sewer mains or laterals, 6-inch diameter or larger Per Linear Foot	.95	
Manhole/on-site / each	61.50	

Sprinkler System*

Automatic, serving single-family residence	26.50	
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* Includes plumbing and electrical permit fee for single-family residential sprinkler system only.

Sprinkler Valve

Manual or automatic lawn sprinkler valve serving other than single-family		
1 to 5 valves	24.00	
Each valve over 5	24.00 + 5.75	

Storm Drain, On-Site

6 inches or larger / per linear foot	.95	
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Trap , plumbing trap, including water drainage, piping, and backflow protection thereof	9.50	
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Vacuum Breakers , on a tank, vat, or unprotected plumbing fixture, including necessary water piping	11.50	
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Waste, Indirect , including water drainage, piping, and backflow protection	9.50	
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Water Main/Lateral On-Site

4-inch diameter or larger / per linear foot	.95	
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CITY OF FRESNO

MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

- The Planning and Development Director may authorize absorption of certain fees noted with an "SS" pursuant to the 311th Amendment to the Master Fee Schedule (Resolution No. 94-268, 11/94) and Council Resolution 95-315 (11/28/95) to encourage small subdivisions on infill parcels.
- Unless otherwise determined by the Planning and Development Director, fees shall be required for the filing of any application under the zoning ordinance by a governmental agency or a public entity including a city, county, school district, or other special district.
- Fee reductions are available for encouragement of "inner city" projects in the area described below (indicated by "IC", "IC-H", "IC-P" and "IC-HT" in "Acct" column) (314th and 330th Amendment, 12/06/94 and 11/29/96, respectively).
Exception: Inner City fee reductions shall not apply to any Alcoholic Beverage Conditional Use Permit (ABCUP) or to applications where uses would contain 3 or more pool tables and or billiard tables (327th Amendment, Resolution No. 96-100, 05/07/96).
- A single review fee for traffic and fire will be charged for multiple concurrent applications.
- All application fees do not include environmental assessments (except Plan Amendments).

Inner City Areas

- IC INNER CITY shall mean the 21 square mile area within the following described boundary: beginning at the intersection of the centerlines of East Shields Avenue and North Chestnut Avenue; thence south along the centerline of Chestnut Avenue to the intersection with the centerline of East California Avenue; thence west along the centerline of California Avenue and projections of said California Avenue to the intersection with the centerline of South West Avenue; thence north along the centerline of West Avenue and projections of said West Avenue to the intersection with the centerline of State Highway 99; thence northwesterly along the centerline of State Highway 99 to the intersection with the centerline of West Shields Avenue; thence east along the centerline of Shields Avenue to the point of beginning. All parcels lying outside the INNER CITY boundary with a legal address on the boundary streets are considered to be within the INNER CITY boundary.
- IC-H INNER CITY-HIGHWAY CITY shall mean the 640 acre area circumscribed by a boundary described as beginning at the intersection of North Hayes Avenue and West Shaw Avenue; thence south along the center line of North Hayes Avenue to the intersection of North Hayes Avenue and West Gettysburg Avenue; thence east along the center line of the extension of the West Gettysburg Avenue alignment to the intersection of that alignment to the center line of Golden State Boulevard; thence northwesterly along the center line of Golden State Boulevard to the intersection of Golden State Boulevard and the center line of the Herndon Canal; thence southwesterly along the center line and the projection of the Herndon Canal to the intersection of said projection and the center line of West Shaw Avenue; thence west to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the boundary. Fee reductions apply to residential uses only.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

- IC-P INNER CITY-PINEDALE shall mean the 698 more or less acre area circumscribed by a boundary beginning at the intersection of North Fresno Street and East Alluvial Avenue; thence west along the westerly projection of the center line of East Alluvial Avenue and West Alluvial Avenue to the intersection of West Alluvial Avenue and North Ingram Avenue; thence north along the center line of North Ingram Avenue to the intersection of North Ingram Avenue and West Nees Avenue; thence west along the center line West Nees Avenue to the intersection of the extension of West Nees Avenue and the San Joaquin Canal; thence southwesterly along the center line of said canal to the intersection of the San Joaquin Canal and the northerly prolongation of the center line of North Harrison Avenue; thence south along the prolongation of the center line of North Harrison Avenue to the intersection of North Harrison Avenue and the easterly projection of the north line of lot 42 of San Joaquin Heights; thence westerly along said projection of the north line of lot 42 and along the north line of lots 42 to 33, inclusive, and the westerly projection of the north lot line of lot 33 of San Joaquin Heights to the intersection of the center line of North Thorne Avenue and the westerly projection of lot 33 of San Joaquin Heights; thence south along the centerline of North Thorne Avenue to the intersection of North Thorne Avenue and West Herndon Expressway; thence east along the center line of West Herndon Expressway and East Herndon Expressway to the intersection of East Herndon Expressway and North Fresno Street; thence north along the center line of North Fresno Street to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.
- IC-HT INNER CITY-HERNDON TOWNSITE shall mean the 27 acre area circumscribed by a boundary described as beginning at the intersection of the centerline of West Elgin Avenue and the north rights of way line the Southern Pacific Railroad; thence northwesterly along said north rights of way line of the Southern Pacific Railroad to the intersection with the north boundary of the Town of Herndon (Miscellaneous Maps, Book 1, Page 27, Fresno County Records); thence easterly along said north boundary of the Town of Herndon, the north boundary of Herndon Park (Plat Book 12, Page 87, Fresno County Records) and the projection of said north boundary of Herndon Park to the intersection with the centerline of West Elgin Avenue; thence southwesterly along said centerline of West Elgin Avenue to the point of beginning. All parcels with a legal address on the boundary streets are considered to be within the area. Fee reductions apply to residential uses only.
- At the discretion of the Development Director, fee rates may be adjusted when special circumstances are found to exist to reflect the actual cost of processing (326 Amendment, 05/07/96).

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

Address Change

Minor / per request	50.00	
Major / per request	100.00	

Annexation Application Fee

LAFCO fees must be paid by applicant	3300.00	409 06/03
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Bond/Performance and Surety

Processing, handling, and release / per request	115.00	
Surety bond, house mover		
Minimum bond	2,000.00	

City Attorney Development-Related Special Services

City Attorney Special Services—Extraordinary, nonsecurity method, covenant, zoning and other land use inquiry, and miscellaneous legal services not covered by other fees—on request of applicant or owner subject to availability of staff		
During regular business hours	2 x billable or	
Hour, 1-hour minimum*	hrly rate*	
Other than regular business hours (except Sundays and Holidays)	2.5 x billable	
Hour, 1-hour minimum*	or hrly rate*	

* Billable rate or hourly rate includes fringe of each employee, plus actual expenses.

Conditional Use Permit (CUP)

All CUP Fees will be reduced by 50 percent for the inner-City areas/except for ABCUPs and uses with pool or billiard tables.	409 06/03
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Application:

Under 1 net acre / per application	4,190.00
1 to 5 net acres / per application	6,230.00
Over 5 net acres	6,230.00 +
Application + each acre over 5 acres	74.00
Maximum	7,880.00

Mid-rise/high-rise buildings:

Up to 5 net acres / per application	12,610.00
Over 5 net acres	12,610.00 +
Application + each acre over 5 acres	170.00
Maximum	15,760.00

Fire Department Plan Review

Application	97.00
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CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

Police Department Review/per application (exclude senior citizen functions)	210.00	409 06/03
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Traffic Engineering Division Application	91.00	
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Amendment to approved CUP		409 06/03
Minor / per application	2,840.00	
Major / per application	4,100.00	
Revised exhibit (major) / per request	840.00	
Revised exhibit (minor) / per request	160.00 +	
Plus hourly consulting fee as required (2 hour allowance)		

Special use CUP (fees based on per application)

Accessory living quarters for family members, R-1 zone	2,630.00	
Reapplication fee for subsequent owners	420.00	
Asterisked use	2,630.00	
Fences on a single-family reversed corner lot	370.00	
Large-family day-care home (FMC 12-306-N-42)	370.00	
Secondhand store, C-5	3,680.00	
Adult day-care/residential support facility	2,630.00	
Thrift shop	2,630.00	
Billboard/off-site subdivision signs	1,580.00	

Refund for special use CUP (if no appeal is filed) - fees based on per application

Accessory living quarters	660.00	
Fences on a single-family reversed corner lot	175.00	
Secondhand store, C-5	660.00	
Adult day-care/residential support facility	730.00	
Thrift shop	665.00	

Covenants

Preparation and recording		
Minor / per covenant	250.00	
Standard / per covenant	520.00	
Major / per covenant	940.00	

Revision of Covenants		
Minor/Standard / per covenant	110.00	
Major / per covenant	360.00	

Release of covenant		
Standard / per covenant		County fee + 370.00
Major / per covenant		County fee + 640.00
Minor/Fee covenant / per release		County fee + 74.00

All fees effective 07/01/04 unless otherwise noted

MFS Amendment #415 (June 2004) [04/13/05(10:21am)]

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

County recordation fee / per document

Current rate

Special Agreements

Special Developments

Simple Residential Deferral / per agreement

285.00

Standard / per agreement

640.00

Major / per agreement

1,710.00

Early Construction (Sewer, Water, Streets) / per agreement

450.00

Early Issuance of Building Permit / per agreement

640.00

Revision of Agreement

Standard / per agreement

110.00

Major / per agreement

360.00

Assumption Agreement / per agreement

1,010.00

Substitution of Securities / per agreement

390.00

Deviation Application

Minor Deviation / per application

320.00

Director's Classification

Per application

790.00

Director's Review Utility Towers

Per application

2,100.00

Draw-Down Account Administrative Fee

Annual fee per account

105.00

Encroachment

Public right-of-way

See Street Work Fees

Public utility easement / per application

420.00

Rear yard encroachment

See Site Plan Review Fees

Environmental Assessment

NOTE: Development Department Environmental Assessment fees shown with an asterisk (*) will be included in the flat fee for entitlement for inner-City areas.

Categorical Exemption / per application

520.00*

Private Projects (0 to 5 acres)

1,210.00*

City filing fee / application + filing fees

25.50

County filing fee / application + filing fees

25.00

Private Projects (5 acres or more)

City filing fee / application + filing fees

2,050.00*

County filing fee / application + filing fees

25.50

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

Fire Department Review Private Project / per application	43.00SS	
Police Department Review/per application (exclude senior citizen functions)	210.00	409 06/03
Traffic Engineering Review Private Project / per application	91.00SS	
Tentative Parcel Map (no other entitlements) Application + filing fees	210.00	
Tentative Tract Map (no other entitlements) City filing fee / application + filing fees County filing fee / application + filing fees	690.00*SS 25.50 25.00	
Traffic Engineering Review Tentative Parcel and Tract Maps Per application	91.00SS	
Fish and Game Assessment (for applicable projects) Payable to: State of California / per application	1,250.00	
Environmental Impact Report (EIR)		
Analysis of EIR for private projects		
Minor		
Request + filing fees	15,760.00	
Major		
Request + filing fees	22,140.00	
City filing fee	25.50	
County filing fee	25.00	
Fish and Game Assessment for EIRs Payable to: State of California	850.00	
Environmental Charges		
Non-entitlement public projects (fees based on per Project)		
Exemption	640.00	
Negative declaration	2,940.00	
Mitigated negative declaration	5,460.00	
Mitigated negative declaration with special studies (noise, traffic water, etc.)	5,360.00 + staff time and	direct costs
Flood Control		
Appeal / per application	365.00	
Deferment of fees / per application	110.00	
Drainage fees of the Fresno Metropolitan Flood Control District (FMC 13-13)	See Exhibit "B"	408 04/03

All fees effective 07/01/04 unless otherwise noted

MFS Amendment #415 (June 2004) [04/13/05(10:21am)]

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

Landscape Maintenance District No. 1 and Community

Facilities District #2

Plan review / each	176.00	
Field inspection / each	305.00	
Reinspection / per hour	29.00	

Landscaping Ordinance 88-38

Site plan review / each	53.00	
Landscape plan review / each	176.00	
Field inspection / each	305.00	
Reinspection / per hour	29.00	

Median Island Landscaping Fee

Per square foot	9.96	
Bullard Community Plan		
Fresno Community Plan		
Edison Community Plan		
Roosevelt Community Plan		
McLane Community Plan		
Hoover Community Plan		
Woodward Community Plan		

Official Plan Line -- Director's Determination

Planning / each	Time and Materials (does not include environmental or engineering costs)	409 06/03
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Plan Amendment

NOTE: Plan Amendment fees shown with an asterisk (*) will be modified to a flat \$1060 fee for inner-City areas. Amendments to redevelopment projects not included.

1 acre or less	5,000.00*
Over 1 to 5 acres	7,500.00*
Over 5 to 10 acres	10,000.00*
Over 10 acres	12,500.00*

Traffic Engineering review Per Proposal	163.00
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Planned Community Development Preliminary Application

(includes project conference, EIR, and review for acceptability for processing)

160 acres	97,000.00
Each additional 80 acres or fraction over 160 acres	+3,960.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

Formal Application (includes public hearings and development agreement preparation)

160 acres	80,500.00
Each additional 40 acres or fraction over 160 acres	+3,370.00

Precise Plans of Design (includes site plan review)

Less than 1 acre	4,190.00
1 to 5 acres	6,230.00
Over 5 acres	6,230.00 + 74.00

Planning Commission

Special Meeting at request of applicant / per request	1,060.00
Continuation of scheduled item	See Extension of Time Fees

Private Irrigation Line Maintenance

Per linear foot	5.00
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Rezoning*

NOTE: Application Fees for all districts will be modified to a flat fee of \$520 for inner-City areas.

409
06/03

Application for single-family residential district (R-1, R-1-C, R-1-B, R-1-A, R-1-AH, R-A, Open Conservation and Exclusive Agricultural Districts) - per application

Modifications to zoning conditions	2,100.00SS
Under 1 acre	5,990.00SS
Over 1 acre	7,460.00SS

* When applications for a plan amendment and a rezoning are concurrently processed for the same property, the rezoning application fee shall be \$2,000.

Fire Prevention fee

Per application	22.00SS
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Application for all other districts

Modifications to zoning conditions		409 06/03
Under 1 acre	2,100.00	
1 to 5 acres	5,990.00	
Over 5 acres	7,460.00 +	
Each acre over 5 acres	74.00/acre	
Maximum	10,510.00	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

Refund (historic site, meeting required, approved by director)
Per application

Application
fee -1,110.00

Non-conformance (when applicant chooses not to file a plan
amendment nor amend the application)

Application
fee -1,110.00

Traffic Engineering review

Rezone, all other districts / per application

110.00

409
06/03

Rezone, single family / per application

110.00SS

Reinitiation by Council (at request of applicant on matter
denied

4,880.00

by Planning Commission) / per application

4,880.00

Resubmittal of identical application / per application

Refunds, Handling Charge

Additional handling fee

City-wide handling fee + dev fee

71.00

Handling Fee

10.00

Response to Inquiries--Written

All inquiries / per response

*160.00 + hourly consulting fee as
required (2 hr allowance)

Release Hold on Occupancy

Minor / per request

60.00

Major / pe request

180.00

Release of Lien

Recording of release of lien on real property / per release

26.00

Security Wire Permit

Per application

140.00

Signs/Zoning Review

Master sign program / per program

370.00

On-site signs / per application

150.00

Master sign program conformance review / per application

35.00

On-premises sign fee / per business

2.10

Permit fee illegally installed signs / per illegal sign

275.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

Site Plan Review (SPR)

NOTE: Site Plan Review Fees shown with an asterisk (*) will be reduced by 50 percent for inner-City areas.

Application:

Under 1 acre	3,360.00*
1 to 5 acres	4,940.00*
Over 5 acres	4,940.00+
Each acre over 5 acres	52.00*/acre
Maximum	7,360.00*

Fire Prevention fee / per application 97.00

Police Site Plan review / per application (exclude senior citizen functions) 210.00 409 06/03

Traffic Engineering review / per application 91.00

Amendment to approved SPR

NOTE: Fees will be reduced by 50 percent for inner-City areas.

Minor / per application	2,520.00*
Major / per application	3,360.00*
Revised exhibit / per request	640.00*
Minor revised exhibit / per request	160.00*+ hrly consulting fee as required (2 hr allowance)

Rear yard encroachment 409 06/03

Minor / per application	110.00
Major / per application	580.00

Special and Consulting Services

Services requested by applicant related to land use, zoning, land division fees, etc. Charges are in addition to the regular application fees, subject to the availability of staff:

During regular business hours	
Hour, 1-hour minimum	2 x hrly rate*
Other than regular business hours (except Sundays and holidays)	
Hour, 1-hour minimum	2.5 x hrly rate*

* Hourly rate includes fringe of each employee, plus actual extraordinary expenses.

Street Name Change 1,580.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

LAND USE, ZONING, AND LAND DIVISION

Fee Description & Unit/Time

Current

Amnd

Street Signs, Striping & Markers

393

Street name sign / per set

6/02

Overhead Sign (per installation)

223.00

Ground Mounted (per installation)

151.00

Mounted on Street Light Pole (per installation)

142.00

Stop Signs on U-Channel Post (per installation)

106.00

Stop Signs on Street Light Pole (per installation)

109.00

Street striping and pavement markers / per lane mile

4" White skip or solid

.04 per l.f.

6" White solid

.12 per l.f.

8" White solid

.14 per l.f.

12" White solid

.20 per l.f.

4" Yellow skip or solid

.06 per l.f.

6" Yellow solid

.14 per i.f.

8" Yellow solid

.16 per l.f.

12" Yellow solid

.22 per l.f.

New letters and turn arrows (each letter or arrow)

5.50

Install handi-cap stalls

25.00 ea.

Raised wheel stops

25.00 ea.

Removal of any striping or stenciling

.70 per foot

Labor rate (per hour)

35.34 per hr

* Note: see also Public Works for fees on Bike Lane Striping

Warning and regulatory signs / per sign

77.00

City Installed Street Trees

15 Gallon Tree

129.00

Inspection when planted by private party / per tree

30.00

Landscape Plan Review / each

56.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

SUBDIVISIONS

Fee Description & Unit/Time

Current

Amnd

Lot Line Adjustment -

Non-clustered

Application

1,900.00

Each lot over 4 lots

+120.00

Clustered (all clusters must be in the same final map)

Application

1,900.00

Each lot over 4 lots

+120.00

Phased perfection (clustered LLA)

Each phase after first perfection

205.00

Tentative Parcel Map

NOTE: Parcel Map fees shown with an asterisk (*) will be reduced by 50 percent for Inner-city areas.

Tentative Parcel Map Filing (4 lots or more) / each

2,520.00*

Tentative Parcel Map Filing (3 lots or less) / each

2,100.00*

Environmental Assessment

See
Environment
al
Assessment
Fees

Traffic Engineering review tentative parcel map / per request

290.00

Fire Department review tentative parcel map / each

22.00

Parks, Recreation & Community Review tentative parcel map / ea.

31.00

31.00

409
06/03

Revised Tentative Parcel Map

Major / each

840.00*

Minor / each

210.00 + hrly
consulting fee as
required (3 hr allowance)

Final Parcel Map

Final Parcel Map filing (4 lots or more) / each

4,410.00

Final Parcel Map filing (3 lots or less) / each

3,160.00

Parcel Map Waiver Certificate request / per request

1,940.00*

Final Tract Map Filing

Map

9,140.00

Per lot

+59.00

Subdivision - Miscellaneous Processes

Additional tax certification process

52.00

Certificate of Compliance (SMA 66499.35) / per certificate

2,620.00*

All fees effective 07/01/04 unless otherwise noted

MFS Amendment #415 (June 2004) [04/13/05(10:21am)]

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

SUBDIVISIONS

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Certificate of Correction (SMA 66469)		
Minor / per certificate	52.00	
Major / per certificate	630.00	
Monument Check		
Lot	30.00	
Minimum	200.00	
Monument Recheck / each	Monument check fee + 73.00	
Record of Survey Processing / each	110.00	
Tentative Tract Map		
Pre-application and verification / each	3,680.00	
Tentative Tract Map filing		
Per Lot	105.00	
Per Map	12,030.00	
Environmental Assessment	See Environment al Assessment Fees	
UGM Application	See UGM Application Fees	
Traffic Engineering review tentative tract map / each	470.00SS	
Parks Division Review tentative tract map / each	124.00	409 06/03
Fire Department Review		
Pre-application / each	43.00	
Tentative tract map / each	43.00SS	
Final map / each	43.00	
Tentative Tract Map (continued)		
Revised Tentative Tract Map		
Minor / each	235.00 + hourly consulting fee as required (3 hr allowance)	
Major / each	1,610.00	
Extension of time (Planning Commission or City Council)	See Extension of Time Fees	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

SUBDIVISIONS

Fee Description & Unit/Time	Current	Amnd
Resubmittal of expired maps (within 0 to 2 years)		
Map	11,720.00	
Per lot	+21.00	
Condominium Conversion		
Condominium Map	2,750.00	
Per Unit	+31.00	
UGM Application		
Subdivision / per application	-0-	
Other than subdivision / per application	-0-	
Waiver request / per application	2,520.00	
Exemption / per request	1,780.00	
Fee deferral / per request	1,780.00	
Boundary amendment / per request	2,100.00	
Variance		
Security-related	320.00	
Single-family residential lot, 1 acre or less / per application	740.00	
All other applications / per application	4,200.00	
Inner-City variance—limited to area IC, IC-H, IC-P, and IC-HT.		
Per application	110.00	
Waiver or Interpretation of Development Standards		
Per request	160.00	
Zoning Ordinance Text Amendment		
Per application	3,160.00	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

NEW CONSTRUCTION, MAJOR ADDITIONS, AND ALTERATIONS

Adjusted Floor Area Conversion Index. This table is applied to actual floor area in calculating Building Permit Application fees for new construction and major additions/alterations.

Occupancy	Type of Construction *			
	I II FR	II 1-Hour III IV	II N	V
AE, or I Assembly, Education or Institutional Building (other than hospitals)	1.48	1.12		1.00
Hospital -- Convalescent	1.99	1.63		1.30
Hospital -- General	2.54	2.23		1.92
H (Hazardous) flammable liquid storage and handling; loose combustible fibers or dust are manufactured, processed, generated or stored; and repair garages	.78	.62	.52	.52
B (Business)				
B Banks	2.03	1.72	1.38	1.38
S-3 Canopies			.39	.39
F-1 Industrial Plants	.91	.60	.67	.58
B Medical Offices	1.81	1.39	1.17	1.17
B Offices	1.60	1.19	.92	.92
B Restaurants	1.46	1.40	1.21	1.21
S-3 Service Stations		1.22	1.12	.78
M Stores	1.22	.93	.74	.74
S-1 Warehouses	.77	.49	.44	.44
R (Residential)				
R1 Hotels and Motels	1.47	1.18		1.03
R1 Apartments	1.27	.97		.85
R3 Dwellings (two units or less)				
Standard (Tract)		.61		.54
Custom Homes		.91		.81
M (Miscellaneous)				
U1 Carport				.20
U1 Garage			.39	.30
R1 or R3 Patio				.10

Occupancies not specifically listed in the Adjusted Floor Area Conversion Index shall be determined by the Building Official

* These are general requirements. For additional restrictions see Section 602-606 of the Uniform Building Code, 1994 Edition. (Amendment 328, 6/96)

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

Type I	Non-combustible construction. Four-hour fire resistive exterior wall complies with Section 602 of the Uniform Building Code.
Type II FR	Non-combustible construction. Four-hour fire resistive exterior walls complies with Section 603 of the Uniform Building Code.
Type II 1-HR	Non-combustible construction. Structural members and partitions must be protected by one-hour fire resistive construction.
Type II N	Non-combustible construction. No fire resistive quality requirement.
Type III	Combustible construction. Exterior walls protected with four-hour fire resistive construction. Masonry or concrete wall construction.
Type III 1-HR	Structural members and partitions must be protected by one-hour fire resistive construction.
Type III N	No fire resistive quality required except exterior walls.
Type IV	Combustible. Heavy-timber construction. Exterior walls have fire resistive quality of 4 hours.
Type V	Combustible construction. Wood frame with masonry or concrete exterior shall be computed on the same basis as Type III building or structures..

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

SINGLE-FAMILY/DUPLEX FEES

- Fees usually required for single-family and duplex new construction or major additions or alterations are represented in this section. Special conditions may result in additional requirements. Consult the Land Use, Zoning, and Land Division Section and the Building Permit Section for special inspection or consulting services, permit renewals, and penalties.
- At the discretion of the Development Director, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of processing.

Fee Description & Unit/Time	Current	Amnd
Abatement		
Woodburning appliance installed without permit	See Building Permits	
Appeals		
Applications for Building Commission, Joint Advisory, and Appeals Board	See Building Permits	
Bluff Preservation Soils Report Review		
Initial tract review / per Report	135.00	
Individual lot review at time of building permit / per Lot	37.00	
Building Permit and Plan Check		
Adjusted floor area*		
0 to 65 square feet	32.60	
66 to 87 square feet		
Each 4.35 or fraction over 65	32.57 + 2.364	
88 to 1,086 square feet		
Each 11.00 or fraction over 87	47.25 + 2.364	
1,087 to 2,174 square feet		
Each 14.50 or fraction over 1,086	262.75 + 2.364	
2,175 to 4,348 square feet		
Each 22.50 or fraction over 2,174	442.50 + 2.364	
4,349 to 21,739 square feet		
Each 29.00 or fraction over 4,348	672.00 + 2.364	
21,740 square feet and over		
Each 43.50 or fraction over 21,739	2,100.00 + 2.364	

- * The adjusted floor area is computed by applying the Conversion Index factor, times the actual floor area. The Conversion Index Table is found at the beginning of the New Construction and Major Additions/Alterations Section.

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

SINGLE-FAMILY/DUPLEX FEES

Fee Description & Unit/Time

Current

Building Permit Surcharge

Energy Plan Check

Residential, single-family/duplex / per unit

57.00

Standard plans, 4 orientations / per plan

210.00

Building Plan Check

Building plan check

100% of Building
Permit fee

A surcharge will be added for complex/incomplete plans

See Inspection/
Consulting Services
Fees

Off-site improvement plan check

Plan

Site / amendment

140.00

57.00

Single-family revised site plan

See Inspection/
Consulting Fees

Electrical Permit and Plan Check

Duplex / per square foot

Permit filing fee + .1051

Single family / per square foot

Permit filing fee + .0630

Plan check

N/A

Fireplace and Wood Heater Public Education Fund

See Building Permits

Fire Sprinkler, Other Fire Protection Systems, Plan Check, and Permit Fees

See Fire Dept Fees

Grading Permit (fees are charged on a per permit basis)

Bond requirement

See Building Permits
As determined by
Building Official

Grading Plan Check Review (fees are charged on a per plan basis, unless otherwise noted)

See Building Permits

Irrigation Time Clock/Valves

Per System

26.75

Mechanical Permit (including all mechanical items)

Not over 1,500 square feet / per unit

Permit filing fee +45.00

1,501 to 3,000 square feet / per unit

Permit filing fee +58.00

Over 3,000 square feet / per unit

Permit filing fee +79.00

Noise Plan Check

Each

90.00

Per unit

+2.90

Penalty

See Building Permits

All fees effective 07/01/04 unless otherwise noted

MFS Amendment #415 (June 2004) [04/13/05(10:21am)]

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

SINGLE-FAMILY/DUPLEX FEES

Fee Description & Unit/Time

Current

Plumbing Permit (duplex/single family)

1 bath residence / each

Permit filing fee
+73.00

2 bath residence / each

Permit filing fee
+90.00

3 bath residence / each

Permit filing fee
+110.00

Additional bathroom fixture / each per bath

7.40

On new application / each per bath

24.00

Minimum

41.00

(Bath shall mean any room containing a water closet.)

Seismic Fee

See Building Permits

Seismic Instrumentation Fee

See Building Permits

Solar System

Per system

26.75

Temporary Occupancy

Cash deposit to guaranty completion

Determined by Director

Inspection and Processing / per application

60.00

Utilities, Construction

Temporary use for construction purposes

53.00

Workers' Compensation Insurance Verification

Per transaction

7.40

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

MULTIPLE FAMILY FEES

Fees usually required for multi-family are represented in this section. Special conditions may result in additional requirements. Consult the Land Use, Zoning, and Land Division Section and the Building Permit Section for special inspection or consulting services, permit renewals, and penalties.

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Appeals	See Building Permits	
Applications for Building Commission, Joint Advisory, and Appeals Board		
Bluff Preservation Soils Report Review		
Initial tract review / per report	135.00	
Individual lot review at time of building permit / per lot	37.00	
Building Permit		
Building application and permit	See Single-Family/ Duplex Adjusted Floor Area fees	
Adjusted floor area*		
Foundation Permit		
Building Permit Fee	19%	
Minimum	62.00	
* The adjusted floor area is computed by applying the Conversion Index factor, times the actual floor area. The Conversion Index Table is found at the beginning of the New Construction and Major Additions/Alterations Section.		
Building Permit Surcharge		
Energy Plan Check		
Residential, single-family/duplex / per unit	57.00	
Standard plan, 4 orientations / per plan	210.00	
Commercial, industrial, multi-family residential / each	225.00	
Building Plan Check		
Building Permit Fee	100%	
Minimum	52.00	
A surcharge will be added for complex/incomplete plans	See Inspection/ Consulting Fees	
Compliance, Certificate of		
On-site / per request	72.00	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

MULTIPLE FAMILY FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Electrical Permit and Plan Check		
Permit	Permit filing fee +0.1051 / square foot	
Plan check		
Electrical permit fee	75%	
Each additional unit	+2.90	
Minimum	See Building Permits	
Fire Sprinkler, Other Fire Protection Systems, Plan Checks, and Permit Fees	See Fire Dept Fees	
Grading Permit (fees are charged on a per permit basis)	See Building Permits	
NOTE: For the inner-City area bounded by Shields, West, California, and Chestnut Avenues, including both sides of these boundary streets, fees will be reduced by 50 percent.		
Grading Plan Check Review (fees are charged on a per plan basis, unless otherwise noted)	See Building Permits	
Handicapped Plan Check (except single-family/duplex)	57.00	
Each additional unit	+2.90	
Irrigation Time Clock/Valves		
Per system	26.75	
Mechanical Permit and Plan Check (including all mechanical items)		
Not over 1,500 square feet / per unit	Permit filing fee + 45.00	
1,501 to 3,000 square feet / per unit	Permit filing fee + 58.00	
Over 3,000 square feet / per unit	Permit filing fee + 79.00	
Plan check	100%	
Mechanical permit fee	+ 2.90	
Each additional unit	See Building Permits	
Minimum		
Microfilm Plans		
Minimum - 10 sheets or less	5.25	
30-inch by 42-inch or less / per sheet	1.05	
Greater than 30"x42" / per sheet	1.60	
8 ½"x11" / per sheet	.52	
Noise Plan Check	90.00	
Per unit	+2.90	

All fees effective 07/01/04 unless otherwise noted

MFS Amendment #415 (June 2004) [04/13/05(10:21am)]

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

MULTIPLE FAMILY FEES

Fee Description & Unit/Time

Current

Amnd

Occupancy

Certificate of Occupancy / each

See Building Permits

Temporary Occupancy

Cash deposit to guaranty completion

Deposit determined
by Director

Inspection and processing / per application

See New Construction

Paving Permit

See Building Permits

Penalty

See Building Permits

Plumbing Permit and Plan Check*

1 bath dwelling

Unit/minimum

Permit filing fee
+ 59.00

2 bath dwelling

Unit/minimum

Permit filing fee
+ 90.00

3 bath dwelling

Unit/minimum

Permit filing fee
110.00

(Bath shall mean any room containing a water closet.)

* Excluding heating, air conditioning, main water drainage systems, and on-site sewer main 6 inches or larger in diameter, water mains 4 inches or larger in diameter.

Plan Check

Plumbing permit fee

28%

Minimum

See Building Permits

Seismic Fee

See Building Permits

Seismic Instrumentation Fee

See Building Permits

Utilities, Construction

Temporary use for construction purposes

See New Construction

Building permit renewal of expired permit

Standard fee

25%

Minimum

26.50

Plan check renewal of expired plan check

Standard fee

25%

Minimum

26.50

Express plan check / Each

145.00

Workers' Compensation Insurance Verification

Per transaction

7.40

RESIDENTIAL SUBDIVISION FEES

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

Fees usually required for subdivisions are represented in this section. Special conditions may result in additional requirements. Consult the Land Use, Zoning, and Land Division Sections and the Building Permit Section for special inspection or consulting services, permit renewals, and penalties.

Fee Description & Unit/Time

Current

Amnd

Appeals

Applications for Building Commission, Joint Advisory, and Appeals Board

See Building Permits

Bluff Preservation Soils Report Review

Initial tract review / per report

135.00

Individual lot review at time of building permit / per lot

37.00

Building Permit

Building application and permit
Adjusted floor area*

See Single-Family/
Duplex Adjusted
Floor Area Fees

* The adjusted floor area is computed by applying the Conversion Index factor, times the actual floor area. The Conversion Index Table is found at the beginning of the New Construction and Major Additions/Alterations Section.

Building Permit Surcharge

Energy Plan Check

Residential, single-family/duplex / per unit

57.00

Standard plan, 4 orientations / per plan

210.00

Commercial, industrial, multi-family residential / each

225.00

Building Plan Check

Building Permit Fee

100%

Minimum

See Multiple Family
New Construction Fees

Standard plan (on master permit)

Building Permit Fee

200%

A surcharge will be added for complex/incomplete plans

See Inspection/
Consulting Fees

Building Plan Check (continued)

Offsite improvements plan check

140.00

Single-family / per plan

310.00

Other uses / per plan

47.50

Interior only tenant improvements with shell and accessory structures to existing single-family and other uses / per plan

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

RESIDENTIAL SUBDIVISION FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Electrical Permit and Plan Check		
Duplex/multi-family	Permit filing fee +0.1051 / square foot	
Single family	Permit filing fee +0.0630 / square foot	
Plan check (single-family and duplex exempt)		
Electrical permit fee	75%	
Minimum	See Building Permits	
Fire Sprinkler, Other Fire Protection Systems, Plan Checks, and Permit Fees	See Fire Dept Fees	
Grading Permit (fees are charged on a per permit basis)	See Building Permits	
Grading Plan Check Review (fees are charged on a per plan basis, unless otherwise noted)	See Building Permits	
Handicapped Plan Check (except single-family/duplex) / each	45.00	
Master Permit		
Per application	1,710.00	
Permit service surcharge / per completion	20.00	
Mechanical Permit (including all mechanical items)		
Not over 1,500 square feet / per unit	Permit filing fee + 45.00	
1,501 to 3,000 square feet / per unit	Permit filing fee + 58.00	
Over 3,000 square feet / per unit	Permit filing fee + 79.00	
Plan check (single-family and duplexes exempt)		
Mechanical permit fee	100%	
Minimum	See Building Permits	
Microfilm Plans	See Multiple Family New Construction Fees	
Noise Plan Check	90.00	
Per unit	+ 2.90	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

RESIDENTIAL SUBDIVISION FEES

Fee Description & Unit/Time

Current

Amnd

Occupancy

Temporary Occupancy

Cash deposit to guaranty completion

Inspection and processing / per application

Deposit determined
by Director
See Single-Family/
Duplex Occupancy
Fees

Plumbing Permit and Plan Check*

1 bath living unit / per unit

2 bath living unit / per unit

3 bath living unit / per unit

Additional bathroom fixture

Fixture per bath

New application

Fixture per bath

Minimum

Permit filing fee
+ 73.00
Permit filing fee
+ 90.00
Permit filing fee
+ 110.00

7.40

24.00

44.00

(Bath shall mean any room containing a water closet.)

* Excluding heating, air conditioning, main water drainage systems, and on-site sewer main 6 inches or larger in diameter, water mains 4 inches or larger in diameter.

Plan Check (single-family and duplex exempt)

Plumbing permit fee

Minimum

28%

See Building Permits

Seismic Fee

See Building Permits

Seismic Instrumentation Fee

See Building Permits

Utilities, Construction

Temporary use for construction purposes / per inspection

See Single-Family/
Duplex Utility Fees

Workers' Compensation Insurance Verification

Per transaction

7.40

COMMERCIAL AND INDUSTRIAL FEES

All fees effective 07/01/04 unless otherwise noted

MFS Amendment #415 (June 2004) [04/13/05(10:21am)]

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

Fees usually required for commercial and industrial new construction or major additions or alterations are represented in this section. Special conditions may result in additional requirements. Consult the Land Use, Zoning, and Land Division Section and the Building Permits Section for special inspection or consulting services, permit renewals, and penalties.

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
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Appeals

Applications for Building Commission, Joint Advisory, and Appeals Board	See Building Permits	
N/O surveys, building relocations and franchise tax boards / per appeal	131.00	

Bluff Preservation Soils Report Review

Initial tract review / per report	135.00	
Individual lot review at time of building permit / per lot	37.00	

Building Permit Application and permit

Adjusted floor area*	See Single-Family/ Duplex Adjusted Floor Area fees	
Foundation permit		
Building Permit Fee	19%	
Minimum	62.00	
Shell building permit	Building Permit Fee Requirement	

* The adjusted floor area is computed by applying the Conversion Index factor, times the actual floor area. The Conversion Index Table is found at the beginning of the New Construction and Major Additions/Alterations Section.

Building Plan Check

On-site improvements		
Building Permit Fee	100%	
Minimum	See New Construction Fees Section	

A surcharge will be added for complex/incomplete plans	See Inspection/ Consulting Fees	
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Off-site improvements / per plan	310.00	
Interior only tenant improvements within a shell and accessory structures to existing S.F. and other uses	47.50	

COMMERCIAL AND INDUSTRIAL FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
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Building Permit Surcharge

Energy Plan Check		
Residential, single-family/duplex / per unit	57.00	
Commercial, industrial, multi-family residential / each	225.00	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

COMMERCIAL AND INDUSTRIAL FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Electrical Permit Installation, relocation and/or service per itemized schedule, Electrical Permit Fees Section	80%	
Electrical Plan Check Electrical Permit Fee Minimum	*75% See Electrical Permit Fee Section	
Building Permit renewal of expired permit Standard fee Minimum	25% 26.50	
Plan check renewal of expired plan check Standard fee Minimum	25% 26.55	
Express plan check	145.00	
Energy Plan Check Consultant Hour, 1-hour minimum	70.00	
Fire Sprinkler, Other Fire Protection Systems, Plan Checks, and Permit Fees	See Fire Dept Fees	
Grading Permit (fees are charged on a per permit basis)	See Building Permits	
Grading Plan Check Review (fees are charged on a per plan basis, unless otherwise noted)	See Building Permits	
Handicapped Plan Check (except single-family/duplex) Each (pair of restrooms or major elements)	57.00	
Irrigation Time Clock/Valves Per system	26.50	
Mechanical Permit Installation, relocation, and/or services are itemized in the Mechanical Permit Fees Section	See Mechanical Permit Fee Section	
Mechanical Plan Check Consultant Hour, 1-hour minimum	95.00	
Mechanical Plan Check Mechanical Permit Fee Minimum	100% See Mechanical Permit Fee Section	
Microfilm Plans	See Multiple-Family Fees Section	
Noise Plan Check Per unit	90.00 +2.90	

All fees effective 07/01/04 unless otherwise noted

MFS Amendment #415 (June 2004) [04/13/05(10:21am)]

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT FEES

COMMERCIAL AND INDUSTRIAL FEES

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amnd</u>
Occupancy		
Certificate of Occupancy / each	See Building Permits	
Change of occupancy / per application	800.00	
Temporary Occupancy		
Cash deposit to guaranty completion	Deposit determined by Director	
Inspection and processing / per application	See New Construction Fees Section	
Penalty	See Building Permits	
Plumbing Permit	See Plumbing Permit Fee Section	
Plumbing Plan Check		
Plumbing Permit fee	28%	
Minimum	See Plumbing Permit Fee Section	
Seismic Fee	See Building Permits	
Seismic Instrumentation Fee	See Building Permits	
Smoke Evacuation Test or Retest		
Each (including re-test)	780.00	
Structural Plan Check Consultant		
Hour, 1-hour minimum*	95.00	
* Not to exceed current ICBO/UBC fees.		
Structural Back Check Consultant		
Hour, 1-hour minimum	88.00	
Utilities, Construction		
Temporary use for construction purposes	See New Construction Fee Section	
Workers' Compensation Insurance Verification		
Per transaction	7.40	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

- All rates in this section apply to land in the Urban Growth Management (UGM) area only. These fees are in addition to land use and construction requirements.
- For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

Fire Station Service Area No. 2

Service Rate Per Gross

<u>Acre</u>	
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	74.00
S-L*, R-1-B, R-1-C, R-1-B/PUD	122.00
R-1-C/PUD, R-1, R-1/PUD	278.00
R-2, R-2-A, M-H, T-P	555.00
R-3, R-3-A, R-4	740.00
C-1 through C-6, C-C, C-1-P, C-P, P, R-P	492.00
Industrial	492.00

- * On October 8, 1992, the Development Department Director made the determination that the C-P and R-P districts are most similar to the S-L district (Ordinance No. 91-102) for UGM fee rate purposes.

Fire Station Service Area No. 13

Service Rate Per Gross

<u>Acre</u>	
S-L, R-A, R-1, R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH	251.00
R-2, R-2-A	
M-H, R-3, R-3-A, T-P	307.00
R-4	340.00
M-1, M-1-P, M-2, M-3, C-R	417.00
C-P	600.00
C-M, R-P, R-P-L,	614.00
C-1 through C-6, C-C, C-P P	654.00
AE-5, AE-20, 0	742.00
	No Fee

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

Fire Station Service Area No. 14

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	87.00	169.00
S-L, R1-B, R-1-C	206.00	400.00
R-1	282.00	547.00
R-2-A, R-2, T-P	1,060.00	2,056.00
M-H, R-3-A, R-3, R-4	1,317.00	2,555.00
C-1 through C-6, C-C, C-P, C-R, C-L, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L	564.00	1,094.00

Fire Station Service Area No. 15

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	109.00	188.00
S-L, R-1-B, R-1-C	257.00	442.00
R-1	352.00	605.00
R-2-A, R-2, T-P	1,324.00	2,277.00
M-H, R-3-A, R-3, R-4	1,644.00	2,828.00
C-1 through C-6, C-P, C-L, C-R, C-M, C-C, M-1, M-1-P, M-2, M-3, R-P, R-P-L	704.00	1,211.00

Fire Station Service Area No. 16

	Service Rate Per Gross Acre	Semi Accl. Rate Per Gross Acre	Accl. Rate Per Gross Acre
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	25.00	385.00	907.00
S-L, R-1-B, R-1-C	60.00	205.00	1,242.00
R-1	82.00	483.00	4,671.00
R-2-A, R-2, T-P	308.00	662.00	5,802.00
M-H, R-3, R-3-A, R-4	383.00	2,490.00	2,485.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	164.00	3,092.00	1,324.00

Fire Station Service Area No. 17

	Service Rate Per Gross Acre	Semi Accl. Rate Per Gross Acre	Accl. Rate Per Gross Acre
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	23.00	136.00	250.00
S-L, R-1-B, R-1-C	63.00	321.00	589.00
R-1	73.00	440.00	807.00
R-2, R-2-A, T-P	274.00	1,655.00	3,036.00
M-H, R-3-A, R-3, R-4	340.00	2,055.00	3,770.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	145.00	880.00	1,615.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM FIRE STATION CAPITAL FEE (FMC 12-4.508)

Fire Station Service Area No. 21	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	114.00	370.00
S-L, R-1-B, R-1-C	187.00	610.00
R-1	411.00	1,388.00
R-2-A, R-2, T-P	855.00	2,775.00
M-H, R-3-A, R-3, R-4	1,140.00	3,700.00
C-P, C-R, C-M, M-1, M-1-P, M-2, M-3, R-P, R-P-L, P, C-1 through C-6, C-C, C-L	758.00	2,460.00
Undesignated Service Area	Service Rate Per Gross Acre	
AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH	250.00	
S-L, R-1-B, R-1-C, R-1-B/PUD	600.00	
R-1, R-1-C/PUD, R-1/PUD	800.00	
M-H, R-2, R-2-A, T-P	3,000.00	
R-3, R-3-A, R-4	3,700.00	
C-1 through C-6, C-C, C-M, C-1-P, C-P, P, R-P	1,600.00	
Industrial	1,600.00	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

Major Street Charge Fee Credits -- Prior to October 22, 1982

Fees are per Linear Foot

	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
Zones A, B, C				
Travel lane				
Arterial	13.00	16.00	19.25	22.25
Collector	11.00	13.00	15.25	17.25
Travel lane with shoulder				
Arterial	17.00	21.25	25.50	29.75
Collector	15.00	17.50	20.25	23.00
Travel lane with median curb				
Arterial	17.50	21.50	25.25	29.25
Travel lane with median curb and shoulder				
Arterial	22.00	27.00	31.75	36.75
Zones D-1, D-2				
Travel lane				
Arterial	10.50	13.00	15.50	18.00
Collector	8.75	10.75	12.50	14.50
Zones E-1, E-2, F				
Travel lane with shoulder				
Arterial	14.00	17.25	20.75	24.00
Collector	11.75	14.25	17.00	19.50
Zones E-3, E-4, E-5				
Travel lane with median curb				
Arterial	15.00	18.25	21.75	25.00
Travel lane with median curb and shoulder	18.50	22.50	26.75	31.00s

Major Street Charge Fee Credits -- After October 22, 1982

Fee credits are based on 12-foot travel lanes, 4-foot shoulders, and 22-foot medians. Variances from these standards will be adjusted on a pro-rata basis.

	<u>Per Linear Foot</u>
Zones A, B, C-D-2, D-1/E-2, E-1, F	
Travel lane	
Arterial streets	19.50
Collector streets	14.50
Travel lane with shoulder	
Arterial streets	24.50
Collector streets	19.50
Finished median with curbs	25.00
Graded median without curbs	11.00
Left-turn pocket with island curbs / each	19,000.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

Major Street Charge Fee Credits -- After October 22, 1982 (continued)

Zones E-3, E-4, E-5	<u>Per Linear Foot</u>
Travel lane	
Arterial streets	15.75
Collector streets	12.25
Travel lane with shoulder	
Arterial streets	21.00
Collector streets	17.00
Finished median with curbs	21.00
Graded median without curbs	8.00
Left-turn pocket with island curbs / each	17,700.00

Charges and fee credits for projects approved during 1979, 1980, and 1981, represent the 1978 figures adjusted upwards by 22.3 percent for 1979, 44.7 percent for 1980, and 67.8 percent for 1981/1982 to reflect increased construction costs. In no event shall the total actual fee credit for such years be less than the total fee credit established for 1978.

Applicable to the year in which the major street improvements are accepted by the City. In the event of a reimbursement, the major street charges paid prior to October 22, 1982, shall be adjusted upward to reflect the rates established here. In no event shall the reimbursement be less than the reimbursement amount established for 1978.

Per Gross Acre (excludes area of major street)

	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981/1982</u>
Zone A	650.00	795.00	940.00	1,085.00
Zone B	710.00	870.00	1,025.00	1,185.00
Zone C	855.00	1,095.00	1,235.00	1,430.00
Zone D-1	270.00	330.00	390.00	450.00
Zone D-2	270.00	330.00	390.00	450.00
Zone E-1	895.00	1,095.00	1,295.00	1,495.00
Zone E-2	680.00	830.00	895.00	1,135.00
Zone E-3	820.00	1,000.00	1,185.00	1,370.00
Zone E-4	700.00	855.00	1,015.00	1,170.00
Zone E-5	180.00	220.00	260.00	300.00
Zone F	895.00	1,095.00	1,295.00	1,495.00

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM MAJOR STREET CHARGE AND FEE CREDITS (FMC 12-226)

	<u>Per Gross Acre</u> <u>(excludes area of major streets)</u>	
Major Street Charges -- After October 22, 1982		417
Applicable to each lot created by subdivision or developed after October 22, 1982.		07/04
Zone A	-0-	
Zone B	-0-	
Zone C/D-2	2,798.00	
Zone D-1/E-2	3,161.00	
Zone E-1	2,436.00	
Zone E-3	4,053.00	
Zone E-4	3,531.00	
Zone E-5	-0-	
Zone F	3,625.00	
All other zones, charges, and fees are established by the Public Works Director		

UGM MAJOR STREET BRIDGE CHARGE (FMC 11-226)

	<u>Per Gross Acre</u> <u>(excludes area of major streets)</u>	
Zone A	-0-	417
Zone B	-0-	07/04
Zone C/D-2	94.00	
Zone D-1/E-2	304.00	
Zone E-1	254.00	
Zone E-3	232.00	
Zone E-4	196.00	
Zone E-5	-0-	
Zone F	72.00	
All other zones, charges, and fees are established by the Public Works Director		

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM PARK FEE (FMC 12-4.509)

For parcels of land located in a land-use district not listed below, the Development Department Director shall fix a rate using the rate for a land-use district below which, in the Director's opinion, is most similar to the district.

	Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
Park Service Area No. 1		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	213.00	426.00
R-1-B, R-1-C	352.00	705.00
MH, R-1	799.00	1,598
R-2-A, R-2, T-P	1,598.00	3,196
R-3-A, R-3, R-4	2,131.00	4,263
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	400.00	800
M-1-P, M-1, M-2, M-3	213.00	426.00
Park Service Area No. 2		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	319.00	638.00
R-1-B, R-1-C	526.00	1,053
MH, R-1	1,196	2,392
R-2-A, R-2, T-P	2,392	4,785
R-3-A, R-3, R-4	3,190	6,380
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	599.00	1,198
M-1-P, M-1, M-2, M-3	319.00	638.00
Park Service Area No. 3		
Zone District Classification		
S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	429.00	858.00
R-1-B, R-1-C	708.00	1,415
MH, R-1	1,609	3,219
R-2-A, R-2, T-P	3,219	6,438
R-3-A, R-3, R-4	4,292	8,584
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	805.00	1,609
M-1-P, M-1, M-2, M-3	429.00	858.00

Service Rate Per Gross Acre	Accl. Rate Per Gross Acre
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All fees effective 07/01/04 unless otherwise noted

MFS Amendment #415 (June 2004) [04/13/05(10:21am)]

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM PARK FEE (FMC 12-4.509)

Park Service Area No. 4

Zone District Classification

S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	238.00	476.00
R-1-B, R-1-C	393.00	786.00
MH, R-1	892.00	1,783
R-2-A, R-2, T-P	1,783	3,567
R-3-A, R-3, R-4	2,378	4,756
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	447.00	893.00
M-1-P, M-1, M-2, M-3	238.00	476.00

Park Service Area No. 5

Zone District Classification

S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	328.00	655.00
R-1-B, R-1-C	541.00	1,082
MH, R-1	1,230	2,459
R-2-A, R-2, T-P	2,458	4,915
R-3-A, R-3, R-4	3,277	6,554
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	615.00	1,230
M-1-P, M-1, M-2, M-3	328.00	655.00

Park Service Area No. 6

Zone District Classification

S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	219.00	438.00
R-1-B, R-1-C	361.00	722.00
MH, R-1	821.00	1,641
R-2-A, R-2, T-P	1,641	3,283
R-3-A, R-3, R-4	2,188	4,376
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	410.00	821.00
M-1-P, M-1, M-2, M-3	219.00	438.00

**Service Rate
Per Gross Acre**

**Accl. Rate
Per Gross Acre**

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM PARK FEE (FMC 12-4.509)

Park Service Area No. 7

Zone District Classification

S-L, AE-5, AE-20, R-A, R-1-A, R-1-AH, R-1-E, R-1-EH, O	490.00	980.00
R-1-B, R-1-C	809.00	1,618
MH, R-1	1,225	2,450
R-2-A, R-2, T-P	3,676	7,351
R-3-A, R-3, R-4	4,901	9,801
C-1 through C-6, C-C, CL, CM, C-P, C-R, P, R-P	919.00	1,838
M-1-P, M-1, M-2, M-3	490.00	980.00

UGM GRADE SEPARATION FEE (FMC 11-227)

Service Rate Per Gross Acre (except area of major streets)

Grade Separation Fee

Service area		417
Zone E-4-A	443.00	7/04

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM TRUNK SEWER CHARGE (FMC 9-503; RESOLUTION 83-40)

Rates shall apply only to tentative maps deemed to be complete prior to July 31, 1990, and to all other entitlements approved prior to July 31, 1990, where the developer shows evidence to the satisfaction of the Development Department Director that a construction loan commitment was secured prior to September 30, 1990, and to final maps approved prior to September 30, 1990, for which covenants have been executed deferring fees to issuance of building permit.

Zone District classifications:	Cornelia Trunk Service Area	Grantland Trunk Service Area
	Per Gross Acre <u>(except area of major streets)</u>	Per Gross Acre <u>(except area of major streets)</u>
S-L, R-A, AE-5, AE-20		86.00
R-1-A, R-1-AH, R-1-E, R-1-EH		215.00
R-1-B, R-1-C	80.00	356.00
R-1	200.00	482.00
C-1, C-2	326.00	702.00
C-M, M-1, M-1-P, M-2	445.00	546.00
C-3 through C-6, C-R	490.00	858.00
C-P, R-P, R-P-L	504.00	1,362.00
R-2, R-2-A, R-3, R-3-A, R-4, TP, MH	792.00	1,362.00
Minimum / per lot	1,257.00	70.00
All other zones, rates established by the Public Works Director based on estimated sewer flow	1,257.00	
	70.00	

CITY OF FRESNO MASTER FEE SCHEDULE

PLANNING & DEVELOPMENT DEPARTMENT URBAN GROWTH MANAGEMENT FEES

UGM TRUNK SEWER CHARGE (FMC 9-503; RESOLUTION 83-40)

Millbrook Overlay Sewer Service Area (Reso 87-376)

Area north of Shepherd Avenue (except Dominion Planned Community)	393.00 per Gross Acre (except area of major streets)
Remaining undeveloped land in Woodward Lakes	695.00 per Gross Acre (except area of major streets)
Dominion Planned Community area	44.00 per Residential Unit in excess of approved densities for each village or 2,377 total units (Ord. 90-43) effective 05/18/90
Area south of Shepherd Avenue	240.00 per Gross Acre (except area of major streets)

UGM TRAFFIC SIGNAL CHARGE (FMC 11-226)

<u>Fee Description & Unit/Time</u>	<u>Current</u>	<u>Amend</u>
Traffic Signal Charge		424
Impact Fee per ADT	41.47/ADT	11/04
Commercial-Typical Office/Retail Facility	1.78/sq ft	
Commercial Fast Food (496 ADT's)	20.57/sq ft	
Commercial Mini-Mart w/gas (845 ADT's)	35.04/sq ft	
Industrial	.29/sq ft	
Public Facility	1.49/sq ft	
Residential High Density	290.28/unit	
Residential Medium-High Density	331.75/unit	
Residential Medium Density	414.69/unit	
Residential Medium-Low Density	414.69/unit	
Residential Low Density	414.69/unit	

NOTE: For mixed-use development or other developments not listed above, refer to the most current edition of the Institute of Transportation Engineers Trip Generation Manual to determine the weighted Average Daily Trip(s) (ADT) of the composite developed square footage times the unit impact fee of \$41.47 per ADT.

CITY OF FRESNO

MASTER FEE SCHEDULE

ENTERPRISE ZONE AREAS - SPECIAL RATES

I. Business License Fees

Waived for a period of three years.

Business license fees, as contained in Section 4, "Business License and Permit Requirements," of the Master Fee Schedule, are waived for a three-year period from the time the business locates in a commercial area of the Enterprise Zones as identified in Exhibit A*. Such waiver will be available only to firms establishing new operations in the commercial area and will not apply to existing businesses relocating from one address to another within the area. No waiver will be granted to businesses created by legal reorganization or changes in ownership of existing commercial area firms.

- * Street address ranges from the areas shown on the maps identified as Exhibits A and B are available in the office of the Department of Economic Resources of the City of Fresno.

II. Permit Fees and Development Entitlement Fees

Refund of a portion of fees paid.

The rebate to equal 50 percent with certain maximum reductions.

Permit and inspection fees will be refunded to the property owner 50 percent, not to exceed a maximum refund of \$300 per property, for minor additions or alterations for buildings in the commercial and industrial areas of the Enterprise Zone, as identified in Exhibits A and B, respectively. Such refunds of fees will apply to items contained in Sections 7a, 7b, 7c, and 7d, "Minor Additions and Alterations of the Master Fee Schedule for buildings which have been vacant for 12 consecutive months or more prior to submission of an application for a permit.

Determination of the building vacancy period will be the responsibility of the **Development Department**. Evidence documenting the vacancy period may include a signed statement from the property owner, utility billing or service records, or statements from individuals, other than the owner of the property, who are familiar with the building.

Fees in Section 8, "Land Use and Zoning," and Section 9, "New Construction, Major Additions, and Alterations," will be partially refunded to the property owner for projects in the commercial and the industrial areas of the Enterprise Zone. The refunded amount will be 50 percent of the fees paid pursuant to Sections 8 and 9 of this Schedule, not to exceed a maximum reduction of \$500 per property. Such refund shall be available only once for each property during the term of the Enterprise Zone program and will not apply to later subdivisions of the property.

CITY OF FRESNO MASTER FEE SCHEDULE

ENTERPRISE ZONE AREAS - SPECIAL RATES

III. Application and Resolution of Issuance Fees for Tax-Exempt Industrial Development Bonds

Reduction of 50 percent.

The Tax-Exempt Bond Application Forms Fee, the Application Submission Fee, and the Official Resolution of Issuance Fee, as contained in Section 12, "Miscellaneous" of the Master Fee Schedule, are reduced by 50 percent for projects located in the commercial area of the Enterprise Zone, as identified by Exhibit A, and the industrial area of the Enterprise Zone, as identified by Exhibit B. Any additional costs associated with the issuance of the bonds following the Official Resolution of Issuance, including administrative expenses as defined by the Fresno Municipal Code, Section 18-101, shall be paid by the applicant or deducted from bond proceeds.